



# City of Tempe

MINUTES FOR THE STAFF ADVISORY COMMITTEE  
(SAC) MEETING

1:30-3:30 pm, November 14, 2001  
Development Services Conference Room

## ATTENDANCE:

Roger Austin, Police  
Bill Kersbergen, Design Review  
Robert Yabes, PW, Transit  
Neil Mann, PW, Engineering  
Mary O'Connor, PW, Transit  
Mandi Roberts, Otak  
Roger Millar, Otak  
Bonnie Richardson  
Grace Kelly

Rob Conway, Transportation  
Steve Venker, Development Services  
Cliff Mattice, City Attorney  
Jan Koehn, Code Compliance  
John DiTullio, Gallagher and Kennedy  
Scot Siegel, Otak  
Fred Brittingham  
Ryan Levesque

## • INTRODUCTION

- Siegel: Review of First Draft of the Ordinance -- Residential and Commercial Districts: Biggest changes are reorganization of commercial categories, consolidated development standards, second story additions without a use permit, live/work units, changes to setbacks, lot sizes, density and height, attached housing in single family district and addition of detached guest dwelling unit. One Option to dealing with accessory dwelling units is to target Specific Neighborhoods with overlay districts. We are looking for ways to make it easier to implement the General Plan.
- Siegel: Commercial Zoning Districts: We took 9 districts and combined them into 4 districts to allow more mixed use and encourage more pedestrian oriented center.
- Venker: Expressed concern that accessory dwelling units could double density. May scare people. Need to know what the development standards will be for a.d.u.s.
- Siegel: a.d.u.s would be allowed in all districts and, if rented out, owner would have to live in main house or a.d.u.
- Accessory Dwelling Units - Some feel neighborhood plans should include a.d.u.s if they want them, some feel use permit should cover it.

- Staff discussed options of putting a.d.u.s in areas with:
  - alley access
  - specific area plans
  - use permit
- Koehn: Difficult to enforce and cite who is owner or who is renter in rental situations.
- Brittingham: Home Occupations could be expanded upon to allow another person, not a relative, to work at one's home, ex) architect hiring one draftsman. Home Occupations are currently too restrictive.
- Roberts: Broad design guidelines for pedestrian oriented design.
- Brittingham: Nervous about taking 45 land uses and putting it into one category, ex, retail service. Need to review all uses and take others out, or require a use permit.
- Kelly: Smoke shops and tattoo shops in the down town have been controversial. They have required a use permit in the past and neighbors show up to protest them.
- If you take 9 commercial districts and combine them into 4, what happens to PCC-1? Do General Plans of Development (recorded plans) become obsolete?
- Need to format tables better, possible add a clear legend.
- O'Connor: For future public hearings, suggested a simplified handout or presentation board explaining what the major changes are. Example: Before you could not have an a.d.u.. Now you can. Before there were 9 commercial zoning districts, now there are 4.
- DiTullio: If Design Review Board makes a decision affecting density, they overstep their bounds since this authorization is designated to Planning and Zoning Commission. But with Parking Standards, you could provide a bonus or flexible standards, Design Review Board could then approve that.

- **CHANGES RECOMMENDED BY SRC:**
  - Definition of lot coverage and site building coverage (FAR) vague, need new definition.
  - Staff can direct a case to Hearing Officer, Bof A or City concil.
  - Check Ch. 19 of City Code which addressing parking. You should see that section for consistency with the new parking section of the ordinance.
  - CPTED should be identifiable.
  - Multi Family Quality Study Design Guidelines should be rewritten.
- Meeting adjourned at 3:30 p.m.